



VOLUME II - GRAPHICS

1627 MASS AVE
CAMBRIDGE, MA
06/05/23



VOLUME II - GRAPHICS

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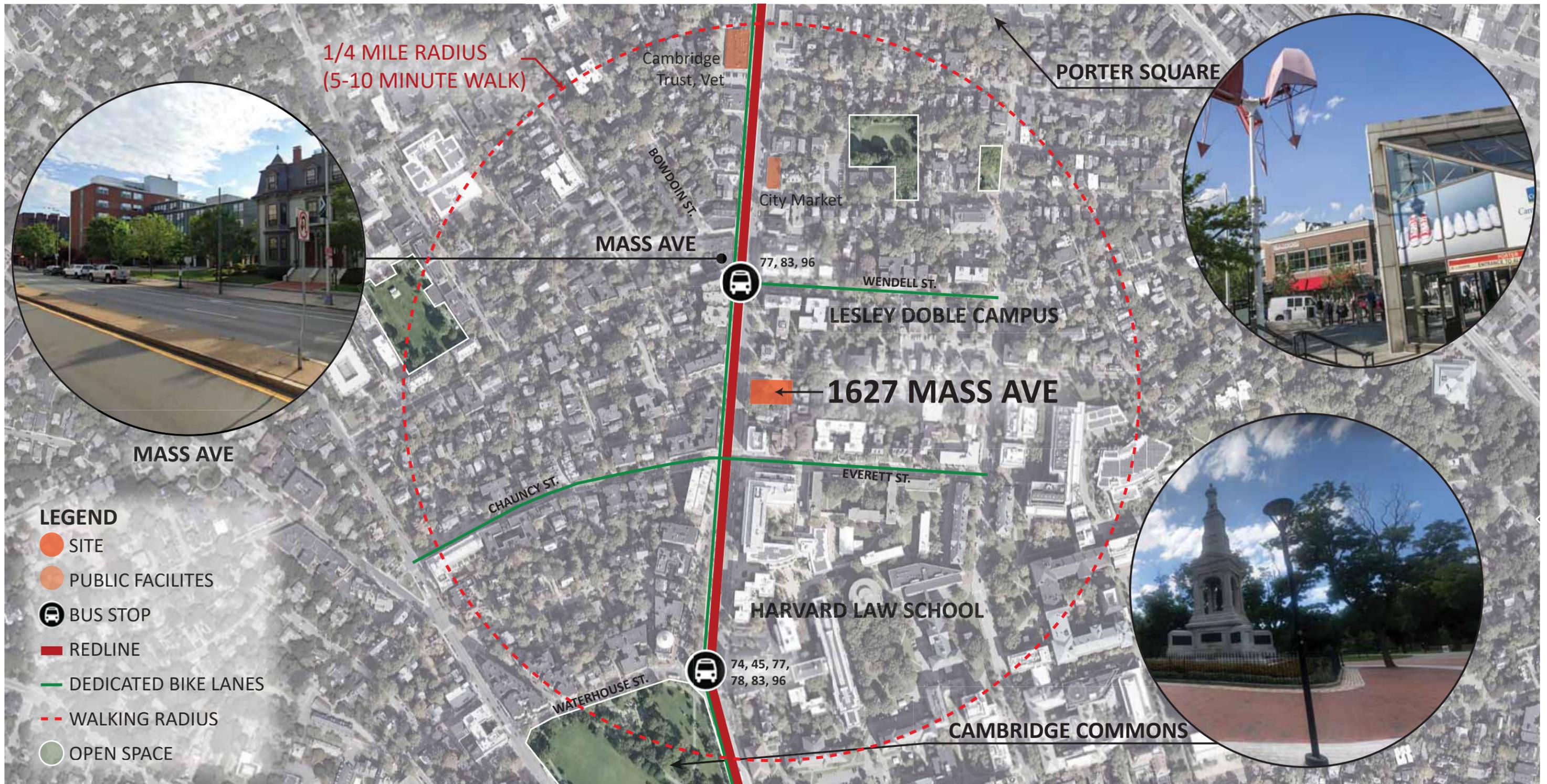
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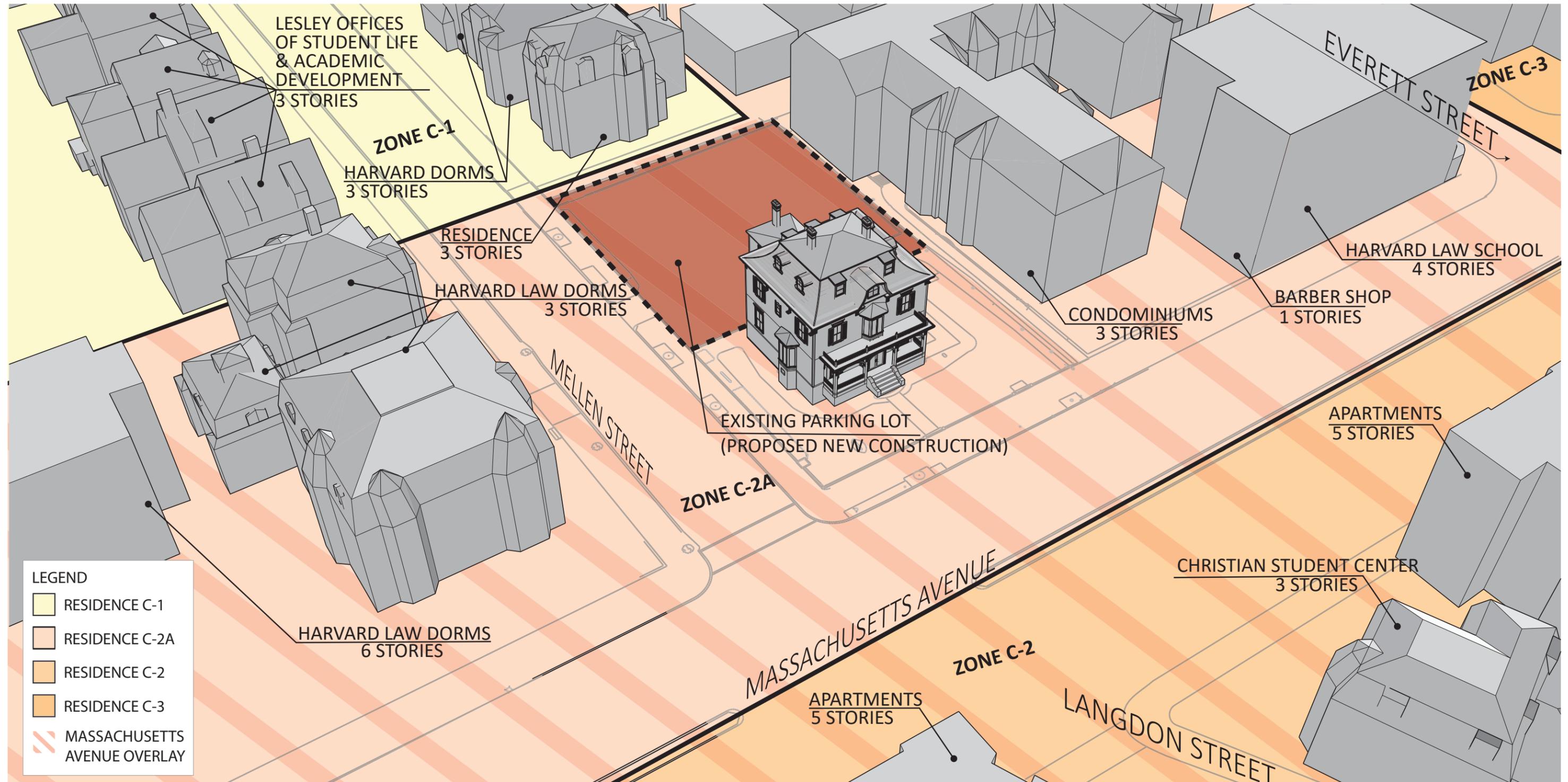
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CONTEXT MAP & ANALYSIS





LEGEND

- RESIDENCE C-1
- RESIDENCE C-2A
- RESIDENCE C-2
- RESIDENCE C-3
- MASSACHUSETTS AVENUE OVERLAY





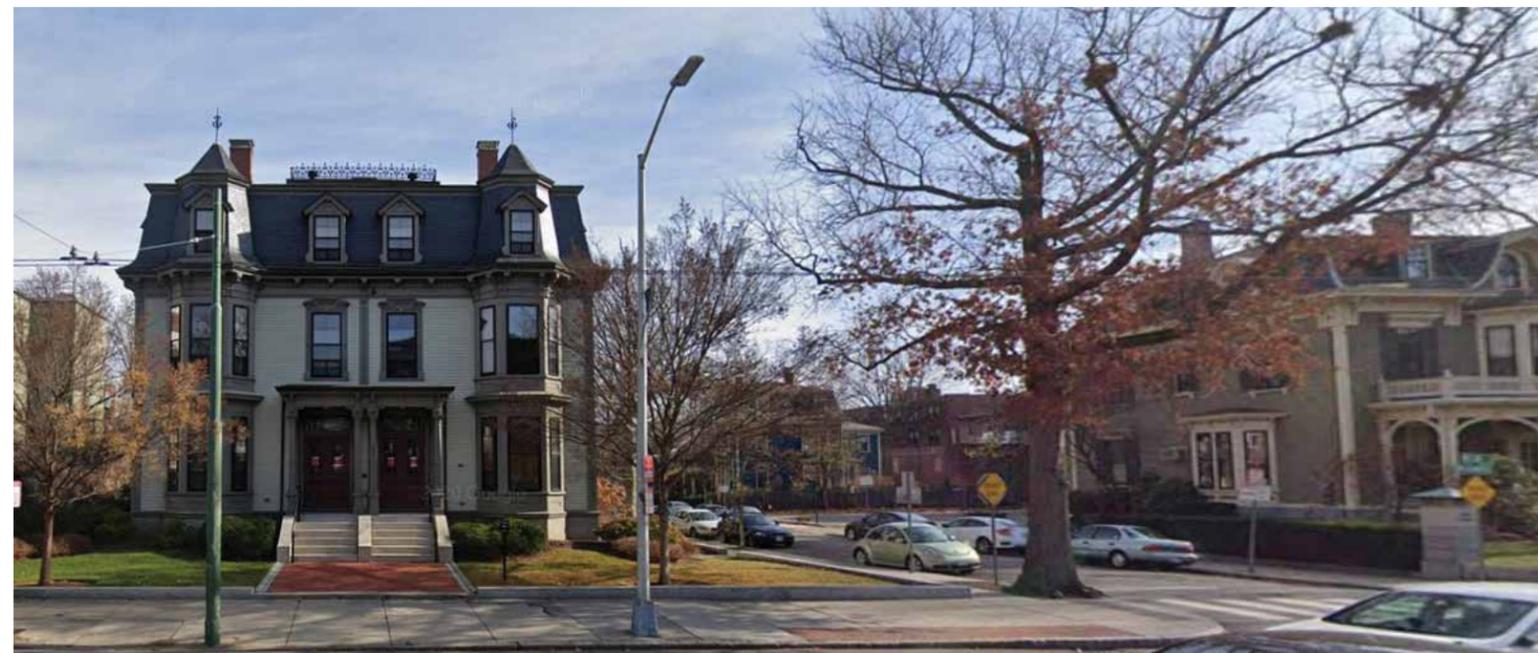


VIEW 1



VIEW 2

MASSACHUSETTS AVENUE



VIEW 3



VIEW 1



VIEW 2



VIEW 3

MELLEN STREET



VIEW 1



VIEW 2



VIEW 3

VIEWS FROM THE SITE

PROJECT SUMMARY & BUILDING MASSING

The preservation of the existing Second Empire Style Mansion is an important part of this development. The front and side yard adjacent to the mansion on the Mellen St and Mass Ave side will be maintained, keeping the mansion's position as a landmark and helping to highlight its cultural significance and compatibility with the larger neighborhood fabric. The exterior siding, trim and moldings will be restored to their original appearance, highlighting their material quality and craftsmanship. The existing building will connect to the new construction building at its rear on the basement, first and second floors. Two changes to the mansion are proposed and have been discussed with Cambridge Historic Commission. The modern ramp at the front of the building will be removed as it is no longer needed due to the mansion's accessible connection to the new construction portion of the site. That connection is made possible through the removal of the existing 'EII' structure. Cambridge Historic Commission has approved the project in Principle, understanding that details will need to be reviewed in the future to provide a Certificate of Appropriateness.

The preservation of the mansion and its front and side yard provide the site with ample open space. Given the limited remaining area of the site, the team has employed the minimal allowable side and front yard dimensions to allow for the largest floor plate size possible for the new construction portion. To provide an accessible entrance to the existing building and new construction portion of the site, the main entrance has been established on Mellen Street. This entry is emphasized through an inset on the ground floor as well as numerous design

elements including signage, accent lighting, landscaping, a trellis and seating which provide a gathering space and warm welcome. Pedestrian and bicycle parking follow the same path separate from vehicles to the main entry. Bikes have an accessible route through the building to permanent parking in the basement, and visitor parking is right outside main building entry.

The new construction building is perfectly sited to avoid solar heat gains with its south, east and west sides shaded, and to take advantage of northern daylight on its primary façade on Mellen Street. The building's average glazing percentage is kept to 20% to align with exterior envelope efficiency goals and fit in with the context of the mansion and adjacent smaller scale buildings. The ground floor facing Mellen Street has a higher percentage of glazing, with the ground floor community room creating a distinct element on the façade with tall expanses of glass.

There is minimal space on site for trash and equipment given the location of the mansion, new construction and existing front and side yards. The area to the south of the mansion is the only opportunity for these to be located. Trash is set beyond the face of the mansion and within a solid wood enclosure, with the trash and recycling separated to help with pest control. The transformer is the only site equipment. It is currently pad mounted next to the trash, which will be screened in compliance with Eversource, and the team will also explore the option to move the equipment into an underground vault. Some MEP equipment will be in the basement of the mansion, and with fully central systems there is little equipment located on the roof of the new construction build-

ing. Roof top equipment will be set back a minimum of 10' from the edge of the building.

As a response to the neighborhood height considerations, the maximum height of 7 stories and 80' as of right through the Affordable Housing Overlay is not being pursued, instead the new construction building has a half level at 6 stories and the main massing at 5 stories. This strategy helps the building to relate to the larger context of the neighborhood, which consists of six and seven story buildings nearby along Mass Ave, in C-2A zoning district that this parcel resides within, and shorter three and four story buildings in C-1 zoning district which the parcel abuts.

Based on input from the city, some changes to the overall massing and articulation of the building have been examined to address window proportions, add emphasis to the Mellen Street façade, and re-examine the ground floor inset. The city encouraged the team to embrace the verticality of new construction in contrast to the mansion, and the main bay 'tower' at the corner of Mellen St and Mass Ave emphasizes that, along with the secondary bays on Mass Ave and the side elevation. In response to city comments, the ground floor inset was reduced in height and is now a similar scale as the existing Mansion porch, aligned with the side yard of the mansion. Other responses to Specific AHO Building Massing and Design Guidelines include the use of bays to break down the massing and provide asymmetry, small-scale materials including clapboard-look siding to relate to neighborhood context, a unique material at the base of the building and window scale and percentage relating to the neighborhood.

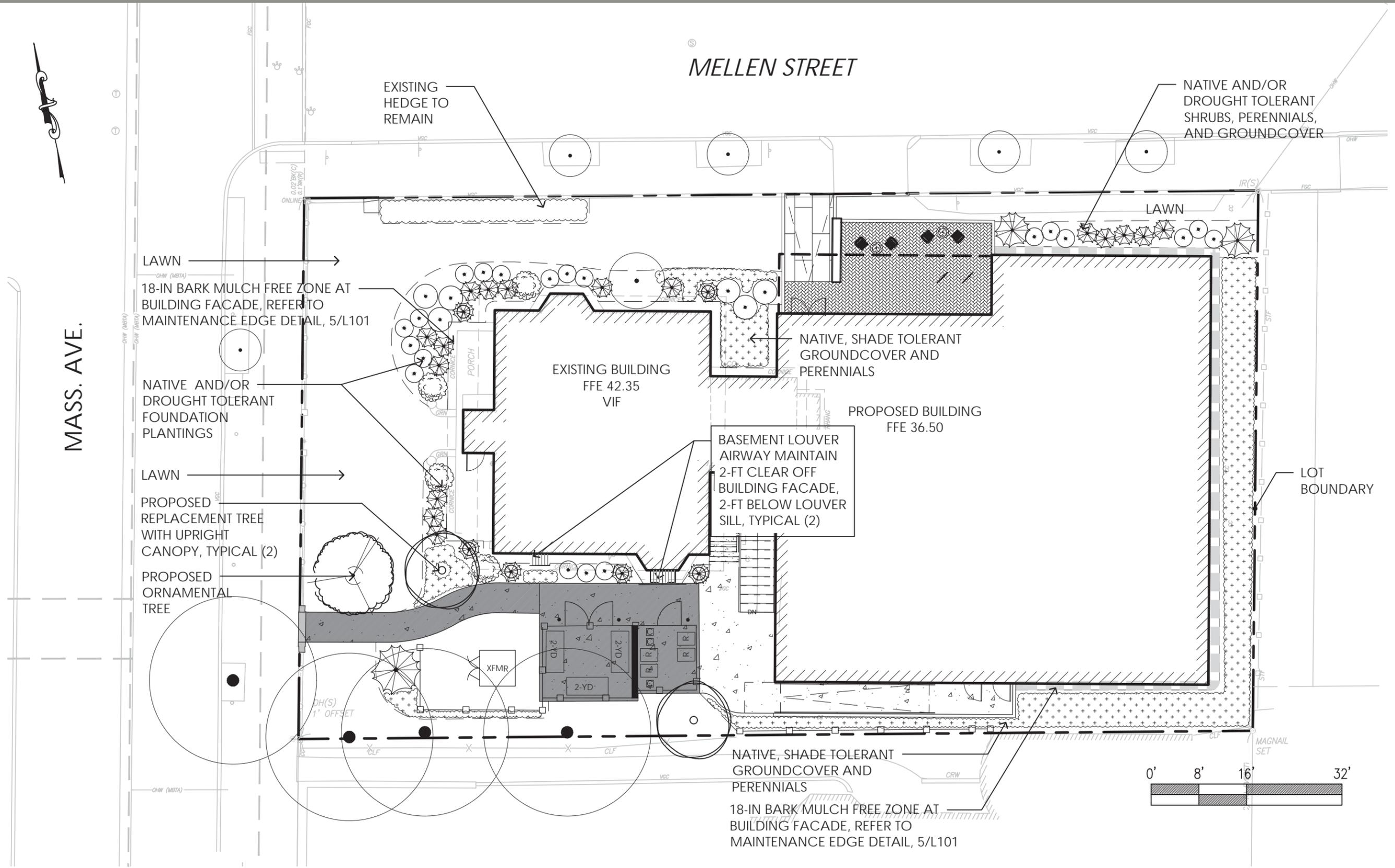






PROPOSED SITE CONDITIONS



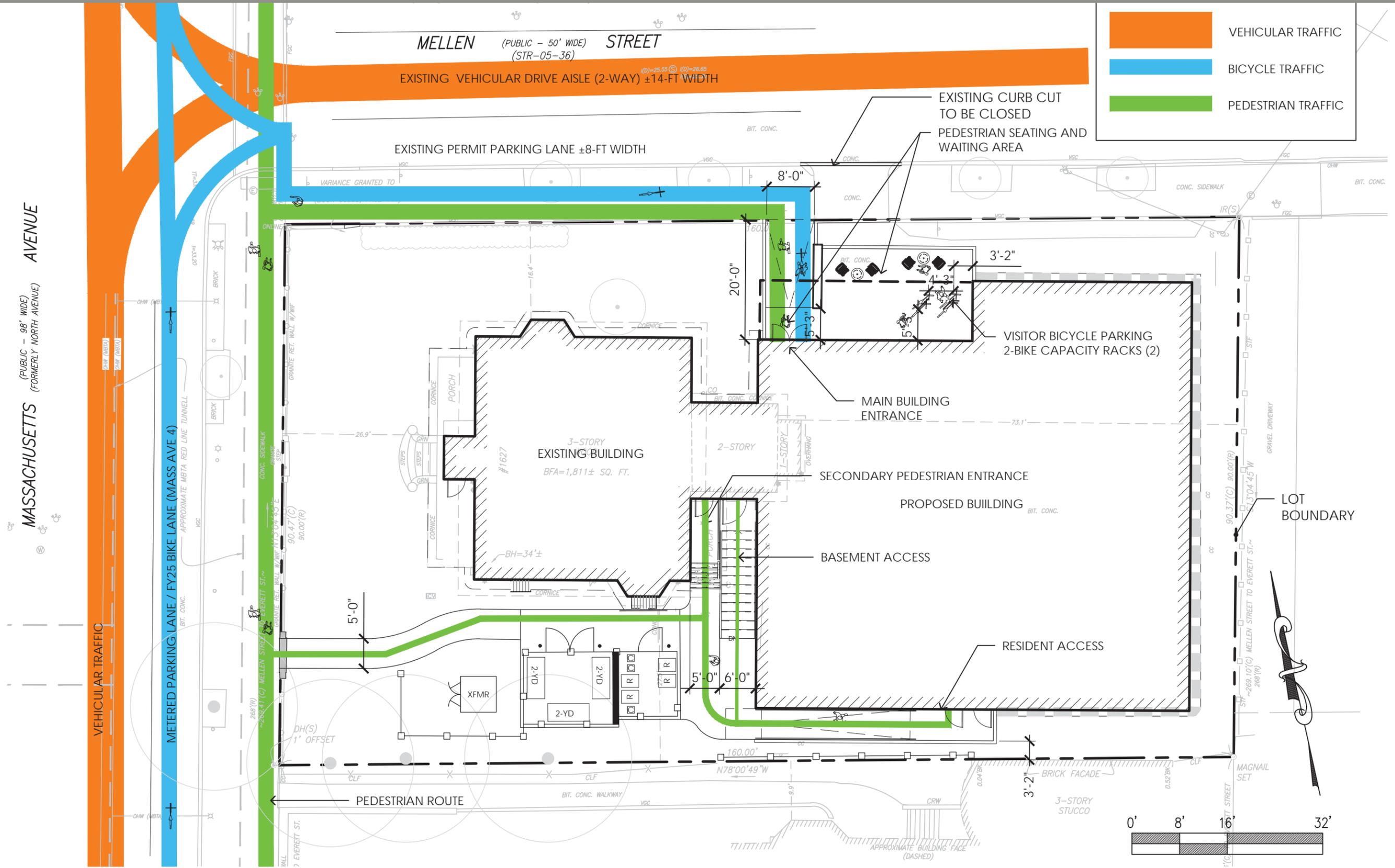


MASS. AVE.

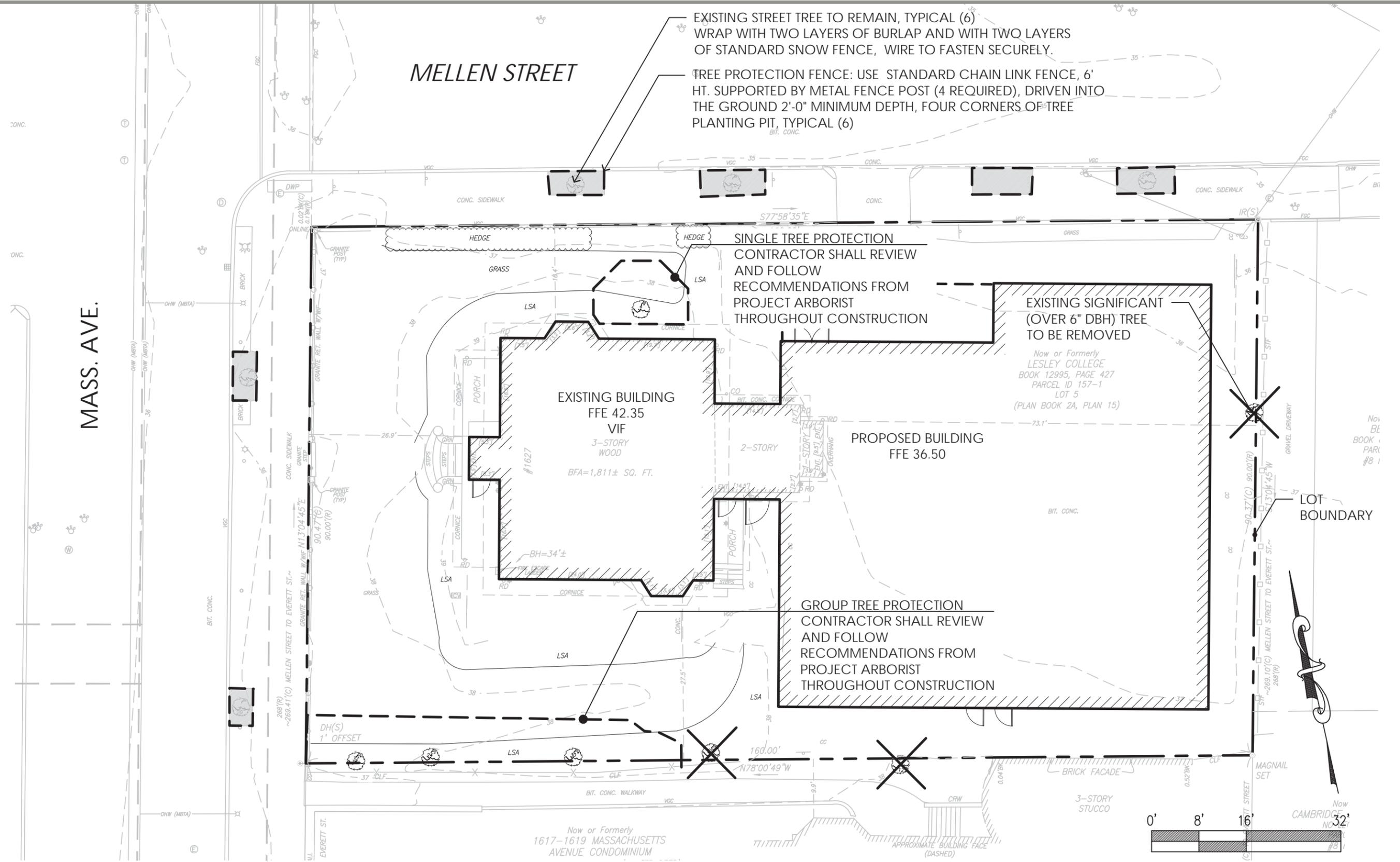
MELLEN STREET

LANDSCAPE PLAN

	VEHICULAR TRAFFIC
	BICYCLE TRAFFIC
	PEDESTRIAN TRAFFIC



SITE ACCESS AND CIRCULATION PLAN



SUGGESTED PLANT SCHEDULE									
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING	NOTES				
TREES									
<i>Amelanchier</i> 'Autumn Brilliance'	Apple Serviceberry	1 1/2-2" Cal. Single	1		/	*			η ρ
<i>Juniperus virginiana</i>	Eastern Redcedar	6-7' Ht. B&B	1			*	∂	ε	η
<i>Quercus palustris</i> 'Green Pillar'	Fastigate Pin Oak	2 1/2-3" Cal.	1			*	∂	ϖ	η ρ
<i>Ulmus americana</i> 'Valley Forge'	Valley Forge American Elm	2 1/2-3" Cal.	1			*	∂		η ρ
SHRUBS									
<i>Ceanothus americanus</i>	New Jersey Tea	#3 Pot	8		/	*	∂		η ρ
<i>Chamaecyparis thyoides</i>	Atlantic White Cedar	#3 Pot	6			*		ϖ ε	η
<i>Clethra alnifolia</i> 'Sixteen Candles'	Sweet Pepperbush	#3 Pot	3		⊗	*			η ρ
<i>Comptonia peregrina</i>	Sweetfern	#1 Pot	3		/	*	∂		η ρ
<i>Hydrangea arborescens</i>	Smooth Hydrangea	#5 Pot	4		/	*			η ρ
<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	#7 Pot	8		/	*		ε	η ρ
<i>Itea virginica</i>	Sweetspire	#3 Pot	12		⊗	*		ϖ	η ρ
<i>Kalmia latifolia</i>	Mountain Laurel	#3 Pot	8		⊗	*	∂	ε	η ρ
<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	4-5' Ht. B&B	2		/	*		ϖ ε	η
GROUNDCOVER AND PERENNIALS									
<i>Arctostaphylos uva-ursi</i>	Bearberry	#1 Pot	24	36" O.C.		*	∂	ε	η ρ
<i>Carex plantaginea</i>	Plantain-leaf sedge	4" av. Pot	60	12" O.C.	⊗		∂		η ρ
<i>Echinacea purpurea</i>	Purple Coneflower	#1 Pot	21	36" O.C.		*			η ρ
<i>Gaultheria procumbens</i>	Wintergreen	#1 Pot	87	10" O.C.	⊗	*		ε	η ρ
<i>Heuchera americana</i>	Garnet American Alumroot	#1 Pot	45	18" O.C.	⊗		∂		η ρ
<i>Monarda didyma</i>	Wild Bergamot	#2 Pot	45	18" O.C.	/	*			η ρ
<i>Phlox paniculata</i>	Tall Garden Phlox	#1 Pot	27	24" O.C.		*			η ρ
<i>Polystichum acrostichoides</i>	Christmas Fern	#1 Pot	45	18" O.C.	⊗			ε	η
<i>Rudbeckia fulgida var. fulgida</i>	Black-Eyed Susan	#1 Pot	21	36" O.C.		*			η ρ
PLANT SUBSTITUTIONS									
<p>If making substitutions on plant selections, care shall be taken to match the qualities shown in note section, as described to the right.</p> <p>Plant qualities noted are based on local extension services resources and nursery</p>		<p>Shade Tolerant ⊗ / Part Shade Full Sun Tolerant * Drought Tolerant ∂ Inundation Tolerant ϖ Evergreen ε North America Native η Supports Pollinators ρ</p>							

Materials Palette: Screening

Refer to Page 28

Ground level mechanical units, trash, recycling, and compost facilities will be enclosed by solid board fences and gates. Pending utility company review, at grade utilities will be screened by evergreen shrubs, solid board fence, and/or lattice panels.



Materials Palette: Pavements

Refer to Page 20

Existing natural stone will be reclaimed from the historic manion walk and picnic area for re-use at the main building entry. Concrete unit pavers are proposed at the seating area and cement concrete will be used for the ramp and maintenance area.



Plant Palette: Historic Porch

Refer to Page 17

With a focus on native species, existing lawns and Red Oak trees will be offset with small accent trees, evergreen shrubs, and perennials for screening and framing views.



Plant Palette: East and South Facades

Refer to Page 17

While the south side is typically a site's sunniest, the existing Oak trees and neighboring building provide significant shade here. The east side will also be shaded and quite narrow, so will be planted with shade tolerant groundcovers.



Plant Palette: South Facade

Nearer Mass. Ave., where the south facade gets a bit more sun exposure, plants tolerant of "part shade" conditions may be added. Native selections include Monarda, Inkberry, and New Jersey Tea.

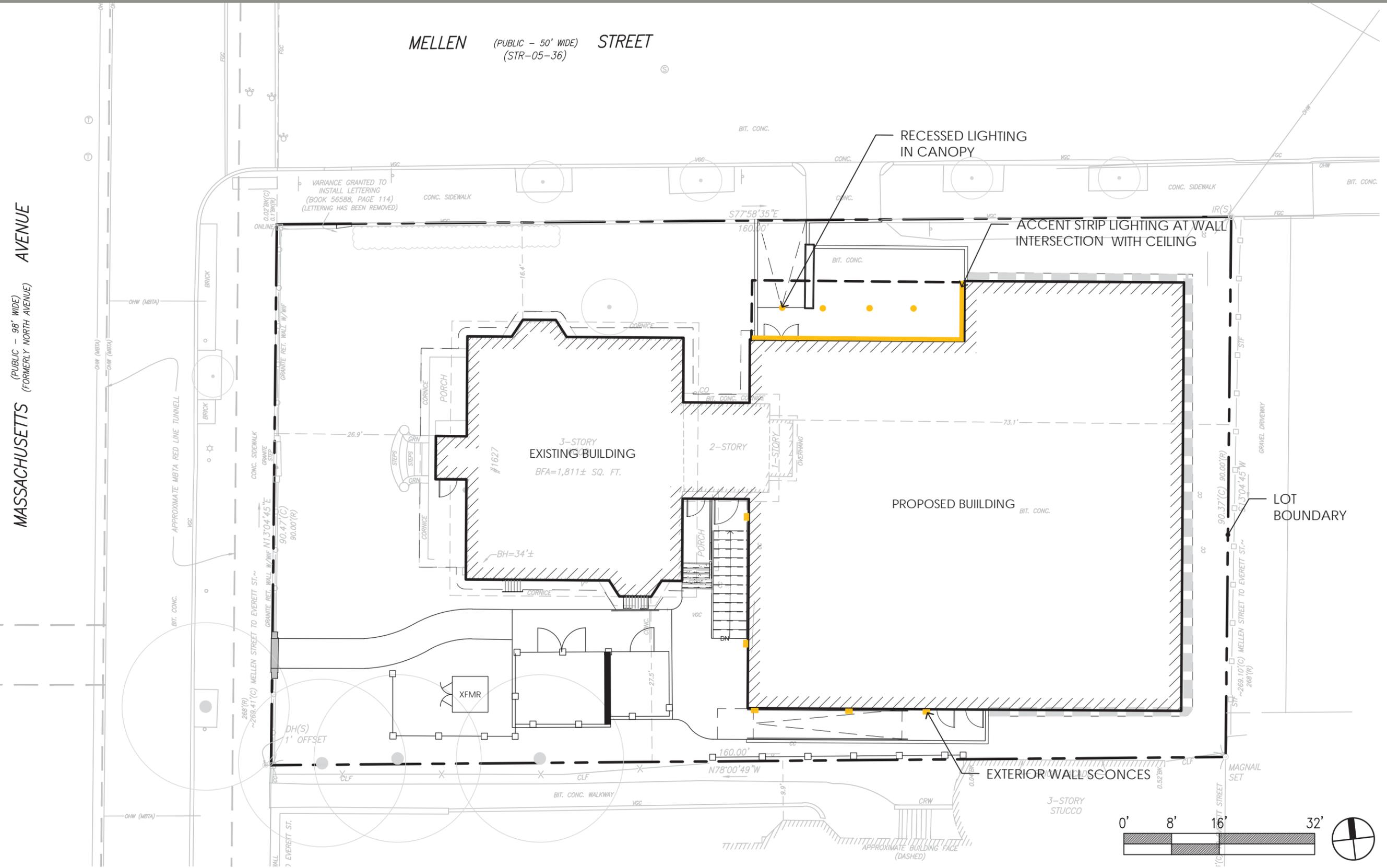


Plant Palette: Main Entrance / North Facade

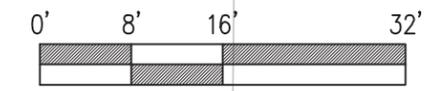
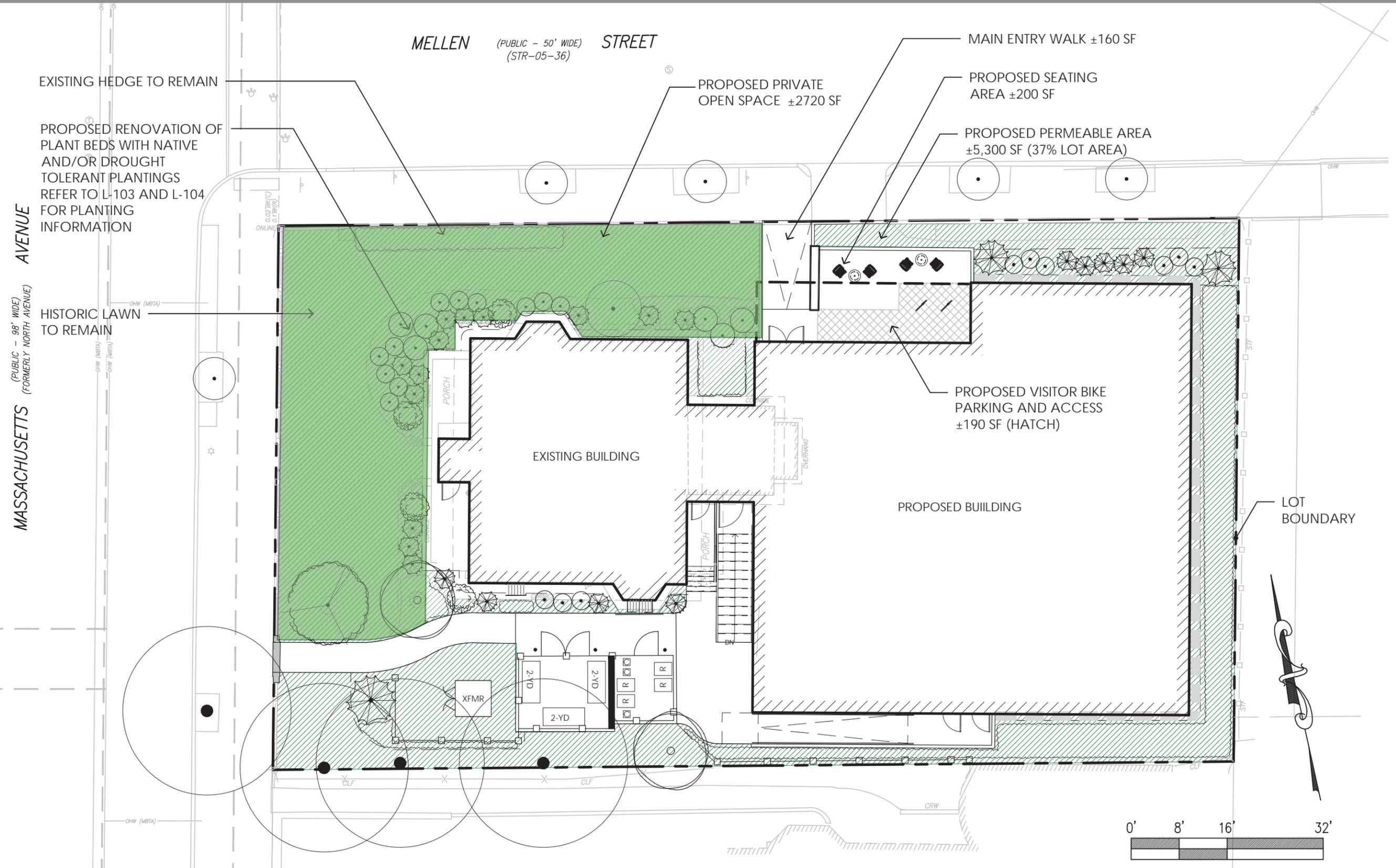
Refer to Page 17

On the building's north facade, the existing Yew hedge will remain, maintaining the "green wall," while new plantings will be native and shade tolerant.

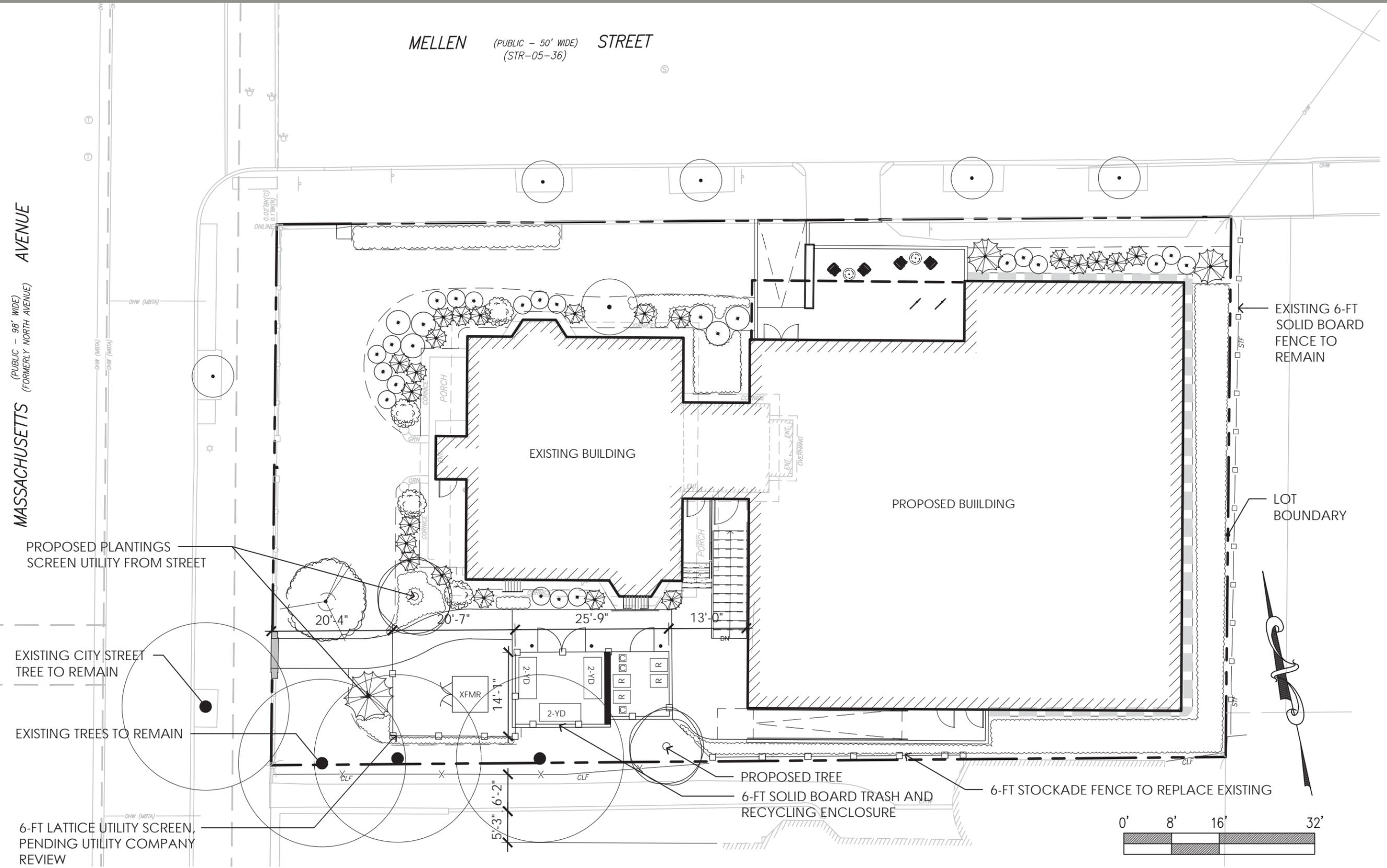




SITE LIGHTING PLAN



OPEN SPACE AND PERMEABILITY PLAN



MELLEN (PUBLIC - 50' WIDE) STREET (STR-05-36)

MASSACHUSETTS AVENUE (PUBLIC - 98' WIDE) (FORMERLY NORTH AVENUE)

EXISTING 6-FT SOLID BOARD FENCE TO REMAIN

LOT BOUNDARY

PROPOSED PLANTINGS SCREEN UTILITY FROM STREET

EXISTING CITY STREET TREE TO REMAIN

EXISTING TREES TO REMAIN

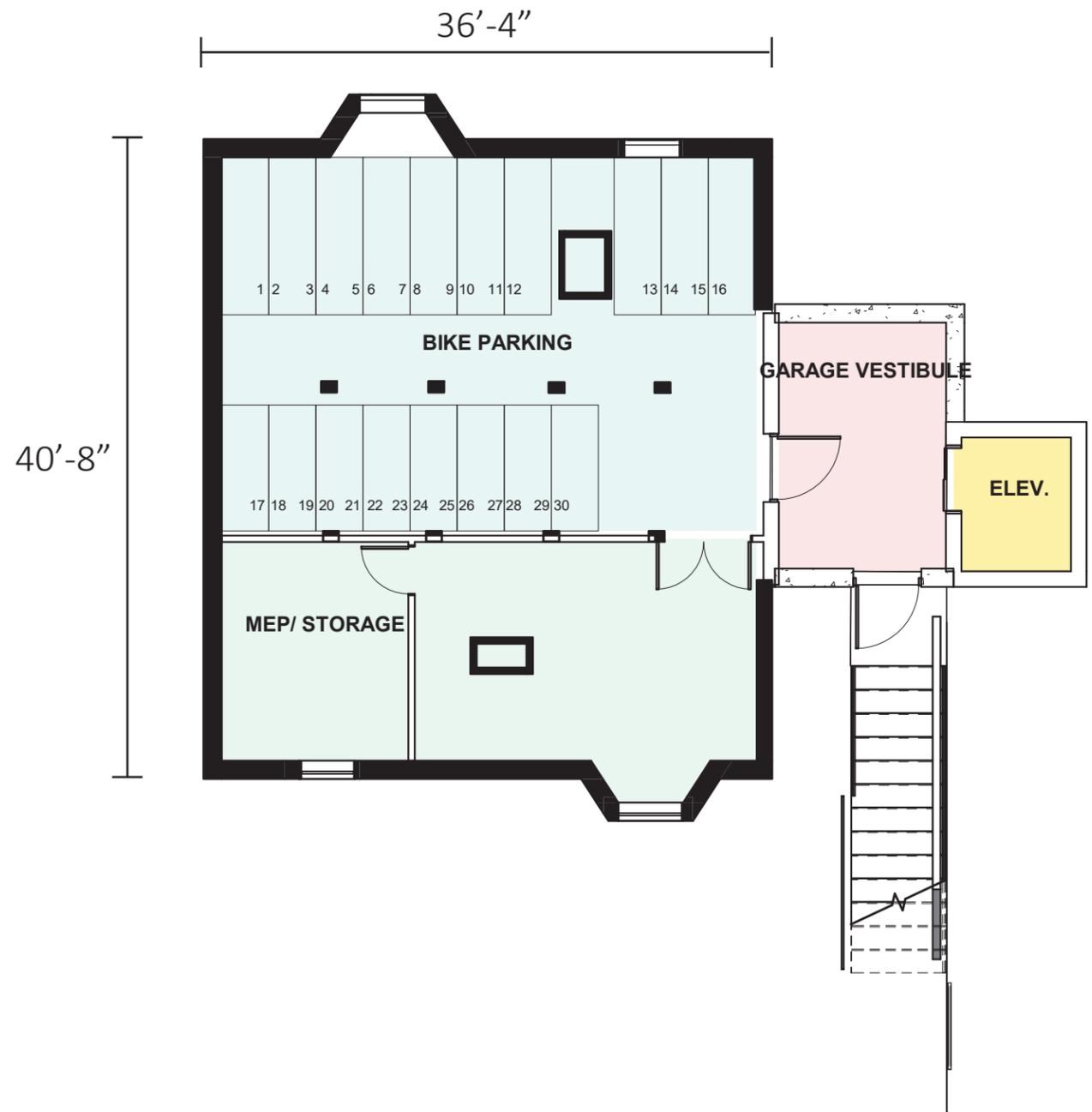
6-FT LATTICE UTILITY SCREEN, PENDING UTILITY COMPANY REVIEW

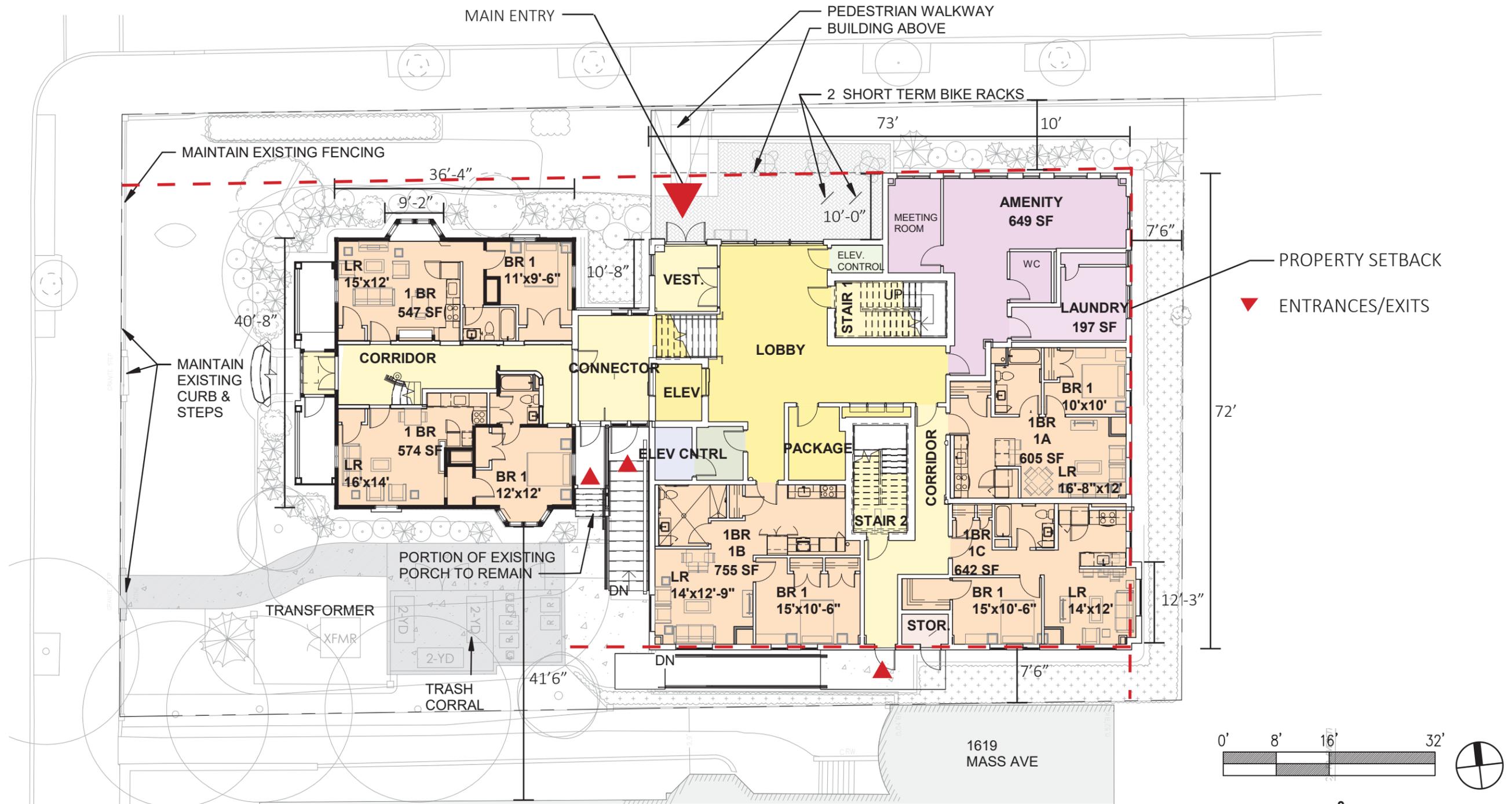
PROPOSED TREE
6-FT SOLID BOARD TRASH AND RECYCLING ENCLOSURE

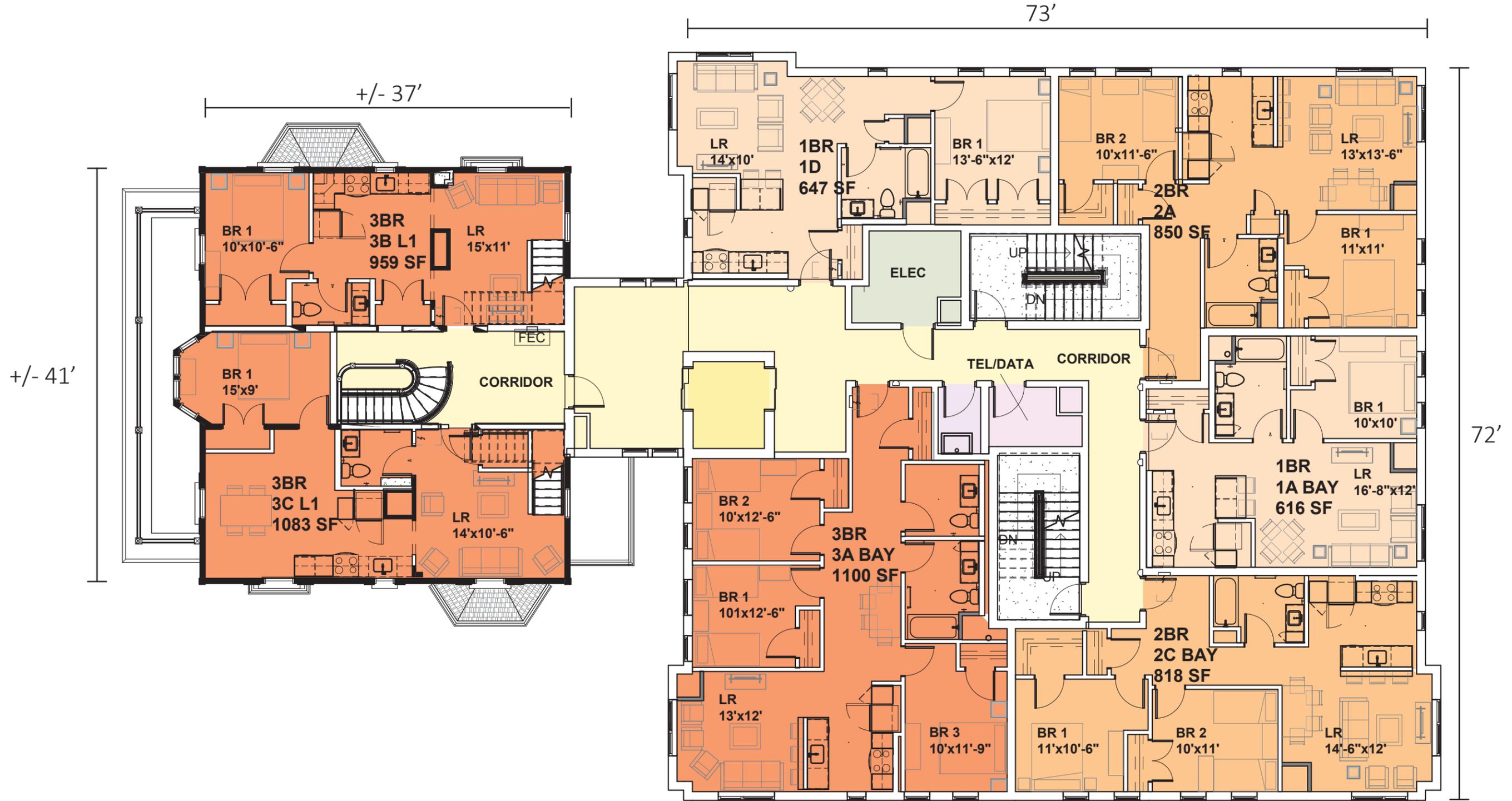
6-FT STOCKADE FENCE TO REPLACE EXISTING

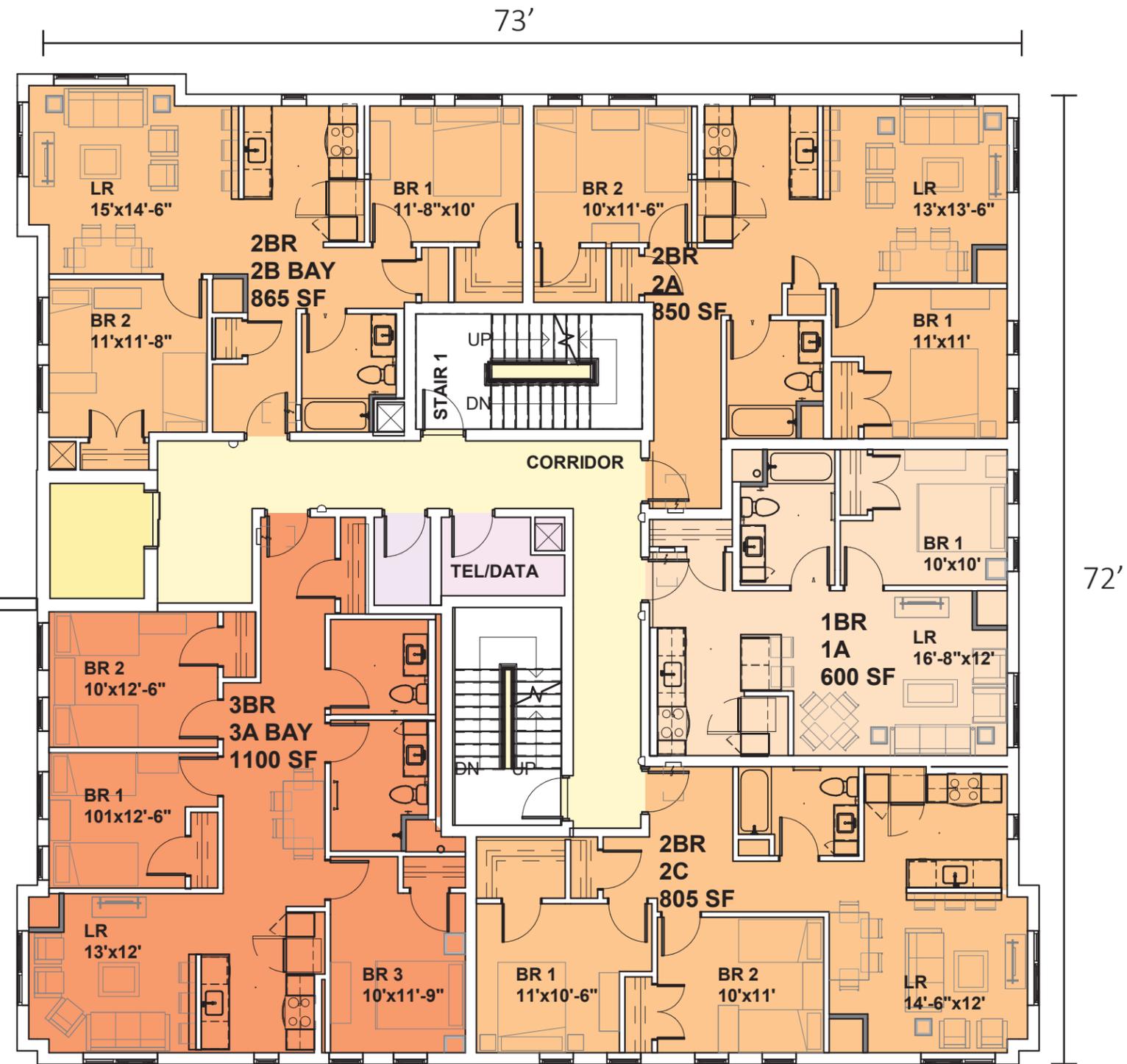
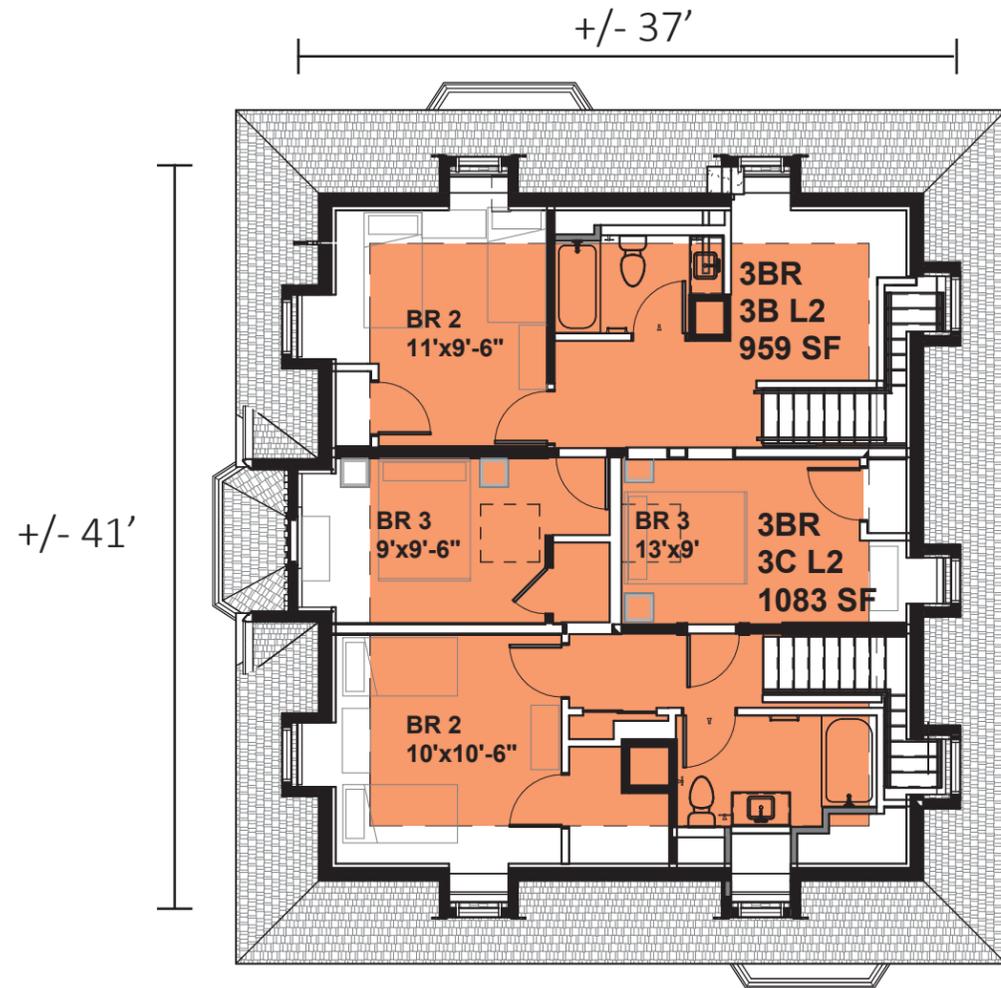
MECHANICAL SCREENING PLAN

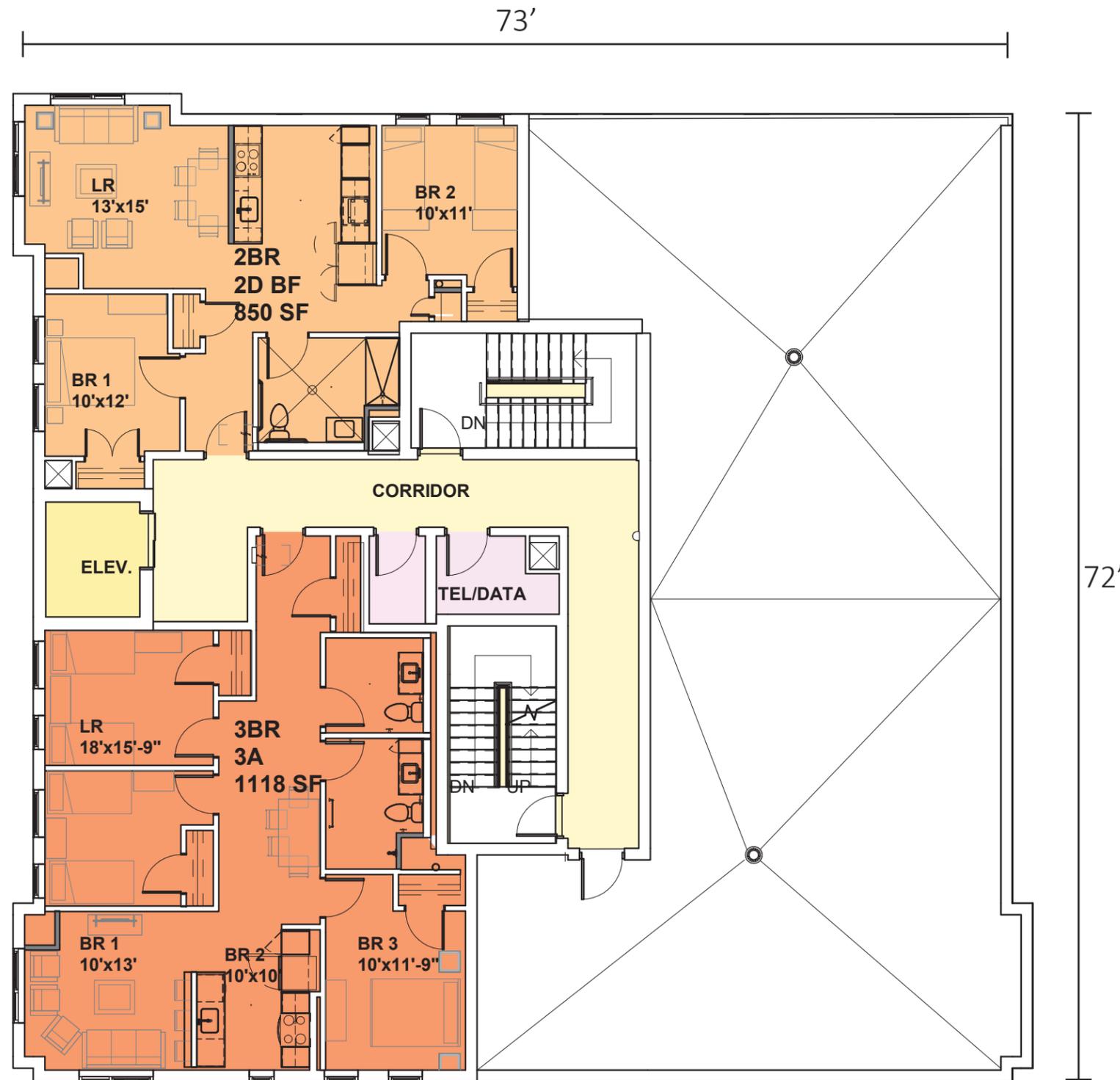
FLOOR PLANS

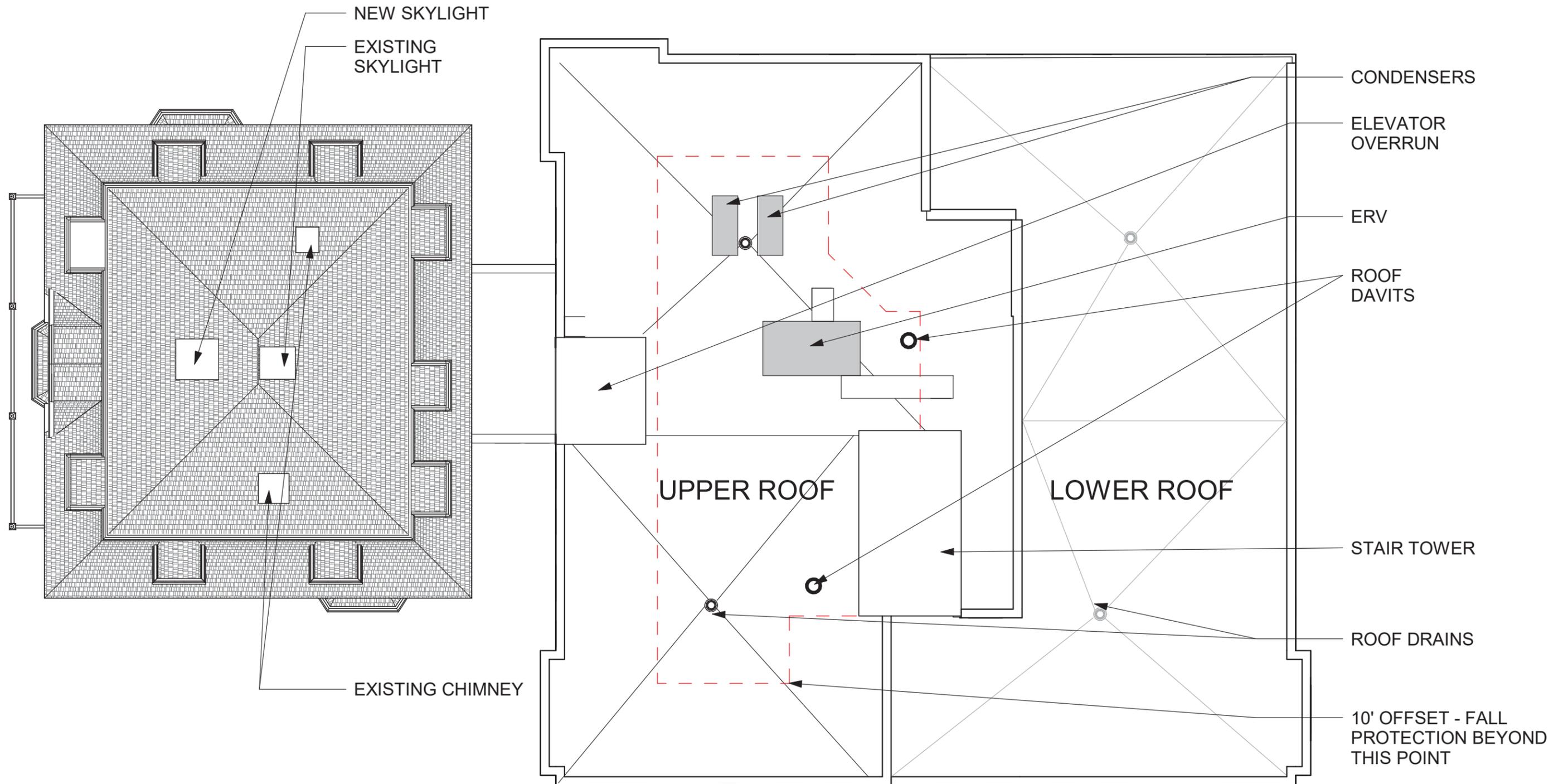


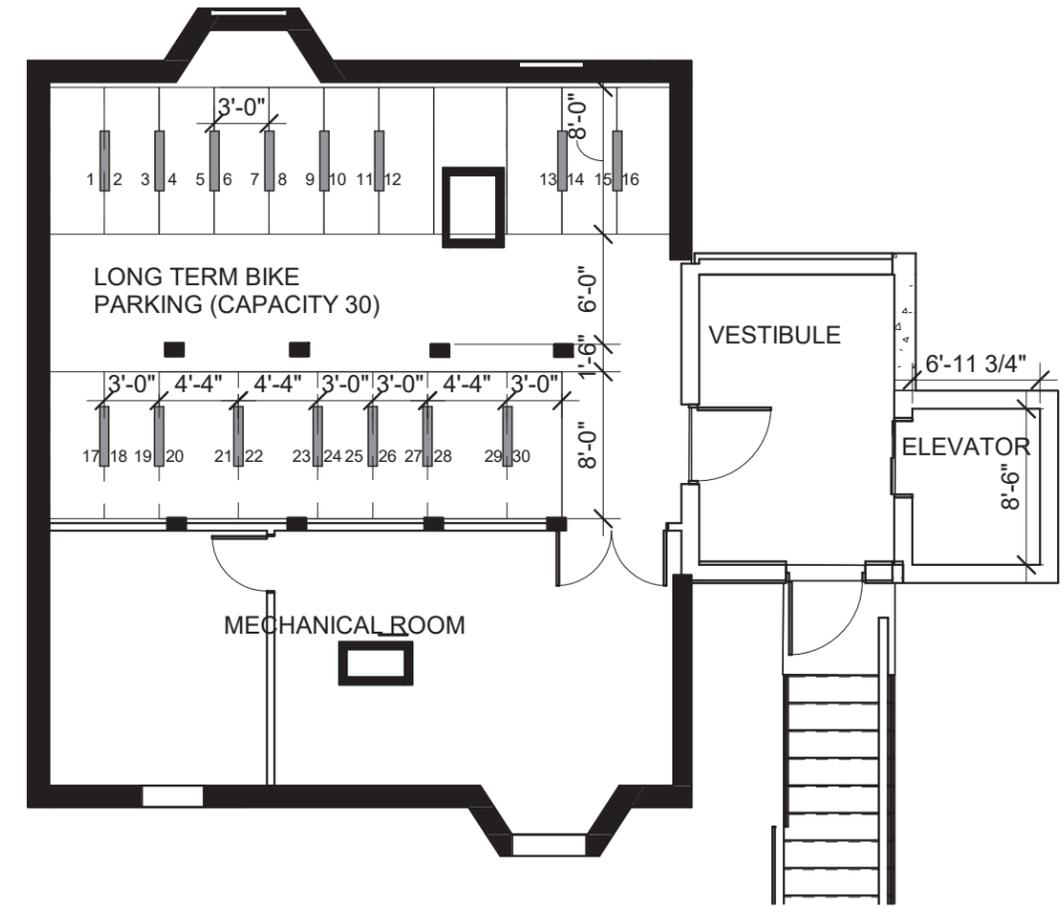
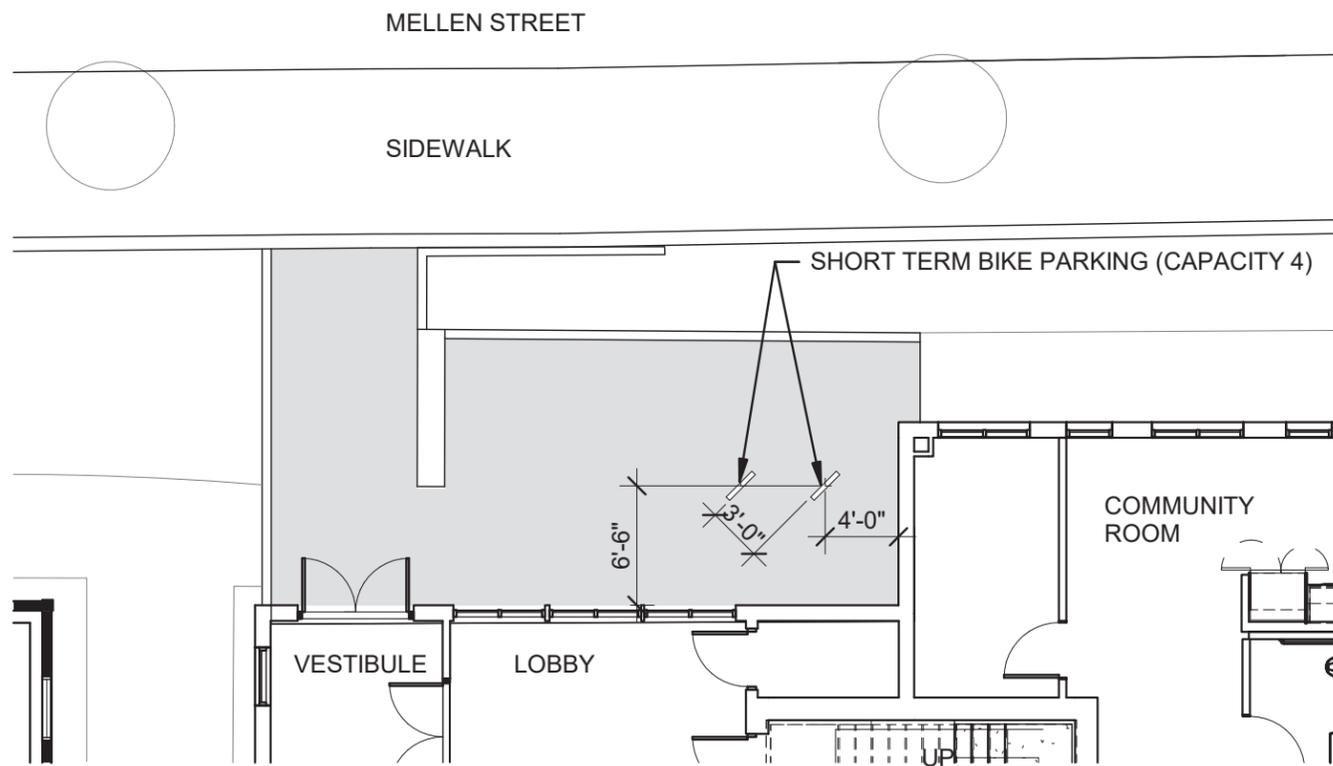












2 BIKE PARKING LAYOUT LEVEL 1
1" = 10'-0"

1 BIKE PARKING LAYOUT BASEMENT
1" = 10'-0"

MATERIALITY

EXISTING BUILDING

Existing Building:

The project team is committed to preserving the existing mansion and working with the Cambridge Historic Commission for approval. The intent is to restore the exterior materials to their original appearance, including the roof, siding, and intricate wood work.

New Construction:

The New Construction portion of the site uses small scale materials to help relate it to the surrounding context. The main building material is a fibercement panel with a similar look to clapboard siding that is used along Mellen Street on neighboring houses. The base of the building has a distinct and larger scale material, with stone at the bottom for durability to help ground the building.

Additional detailing and accents are used throughout the building to introduce variations and break down the scale. The metal panels provides color and sheen to the corner tower and ground floor community room. Wood accent panels are used throughout to introduce warmth, and to highlight the entry along with a durable trellis. Changing orientation of siding at the top floor and introducing fiberglass cornice lines also add to the facade.

EXISTING SLATE ROOF

EXISTING WOOD WORK:

BRACKETS

TRIM & MOLDINGS

SHUTTERS

RAILINGS

EXISTING WOOD LAP SIDING



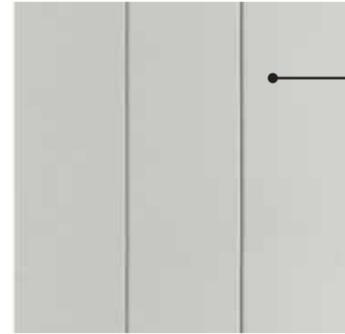
NEW CONSTRUCTION

MAIN BODY SIDING

FIBERCEMENT PANEL WITH 6" GROOVES
NICHIHA LATURA V GROOVE: GRAY



VERTICAL ORIENTATION
AT TOP FLOOR



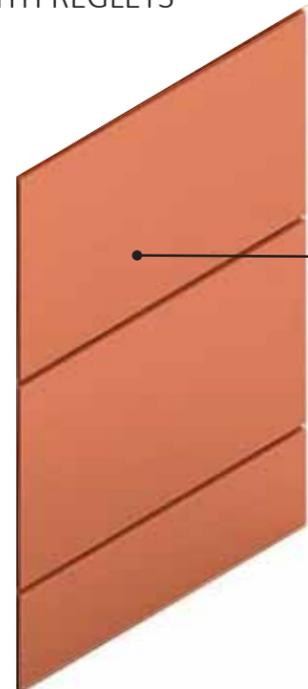
ACCENT SIDING

FIBERCEMENT WOOD LOOK
WITH 6" GROOVES
NICHIHA VINTAGE WOOD SERIES: SPRUCE



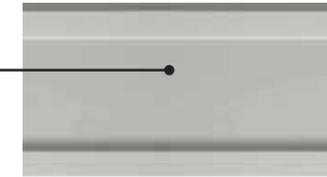
METAL ACCENT SIDING

COMPOSITE METAL PANEL
WITH REGLETS



CORNICE

FIBERGLASS



WINDOW AND STOREFRONT FRAME

DARK BRONZE



TRELLIS

TREX DECKING: TO MATCH ACCENT SIDING



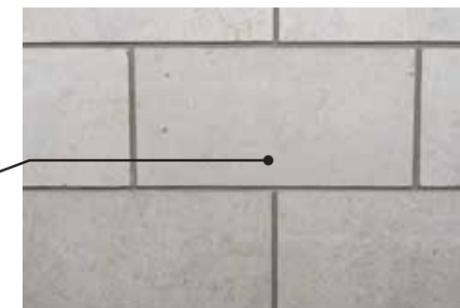
BASE BUILDING SIDING

FIBERCEMENT 18" X 70" PANEL
NICHIHA ILLUMINCATIONS: FOG



BASE BUILDING STONE

CAST STONE BASE
LARGE FORMAT STONE VENEER

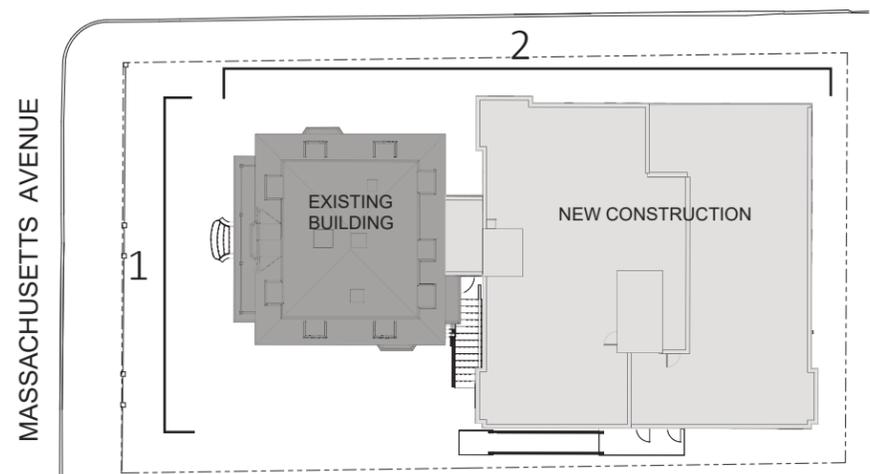


ELEVATIONS & SECTIONS



1 MASS AVE / WEST ELEVATION

2 MELLEN STREET / NORTH ELEVATION

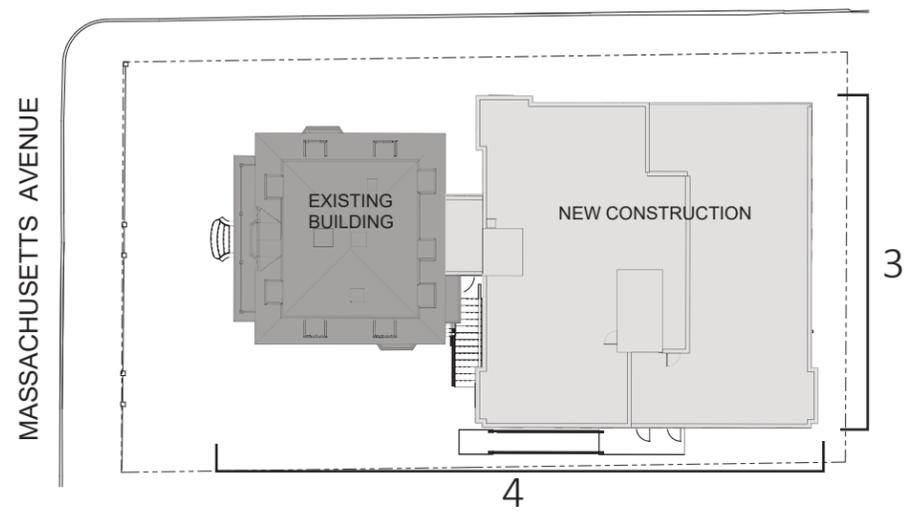




3 REAR OF BUILDING / EAST ELEVATION

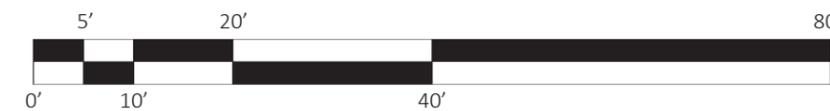
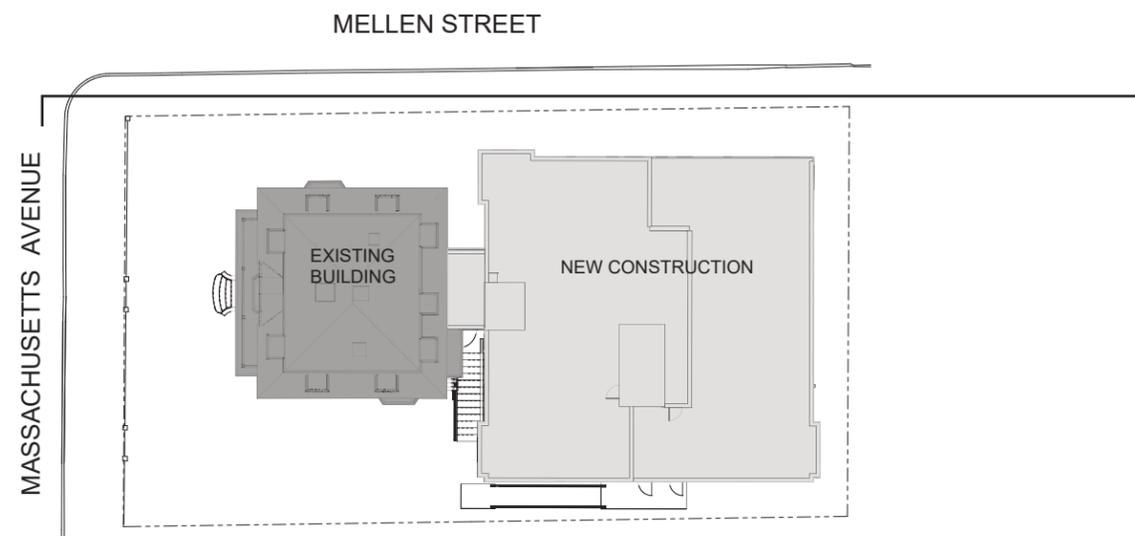
4 SIDE OF BUILDING / SOUTH ELEVATION

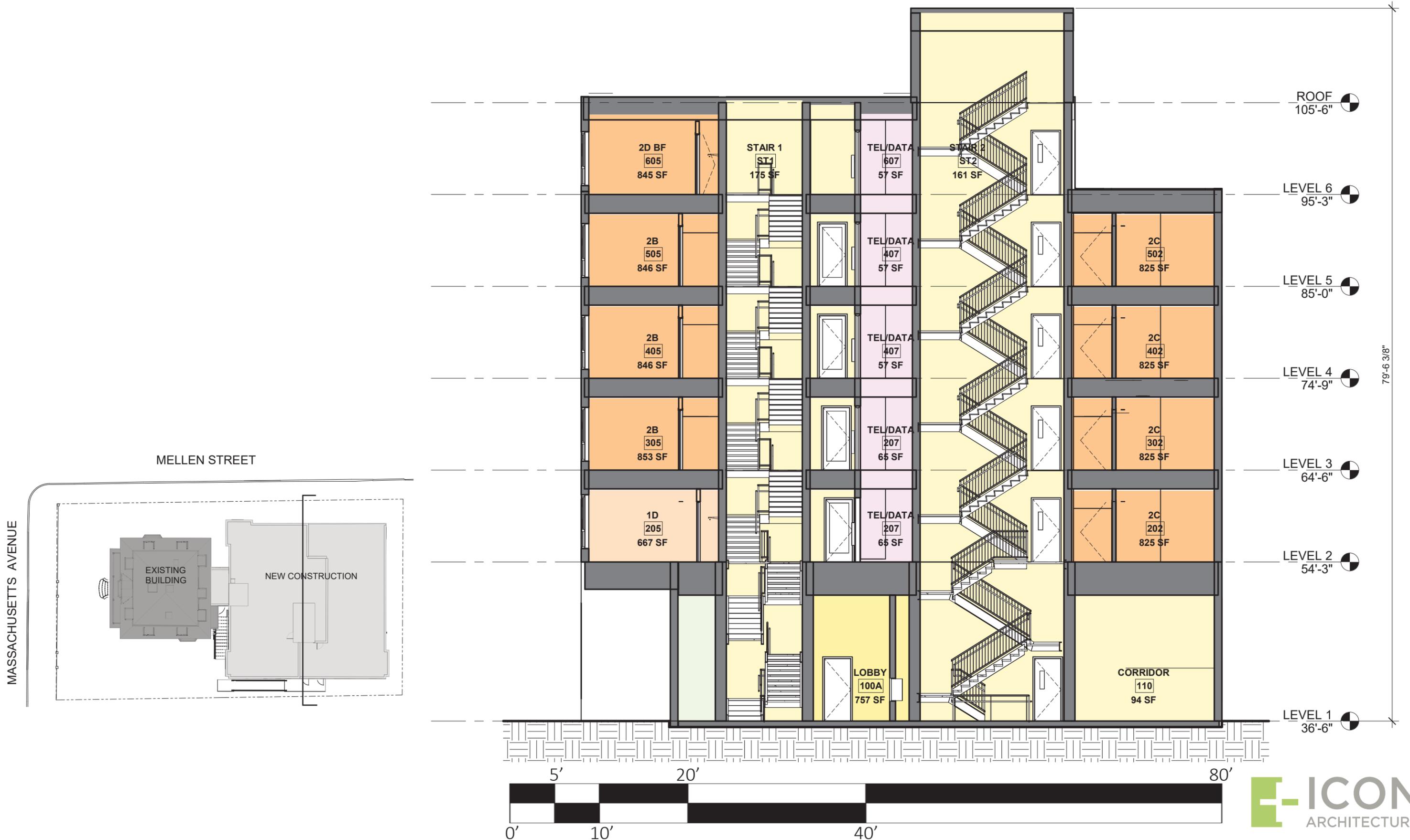
MELLEN STREET





MELLEN STREET / NORTH ELEVATION







PROPOSED PERSPECTIVES





SHADOW STUDIES

